

Adopted at Meeting of 9/30/82

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITIONS PARCEL 54; PARCEL 55; PARCEL 55A
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, New England Nuclear has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 54 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That New England Nuclear, 549 Albany Street, Boston be and hereby is tentatively designated as Redeveloper of Disposition Parcel 54, Parcel 55 and Parcel 55A in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within one year (1) in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

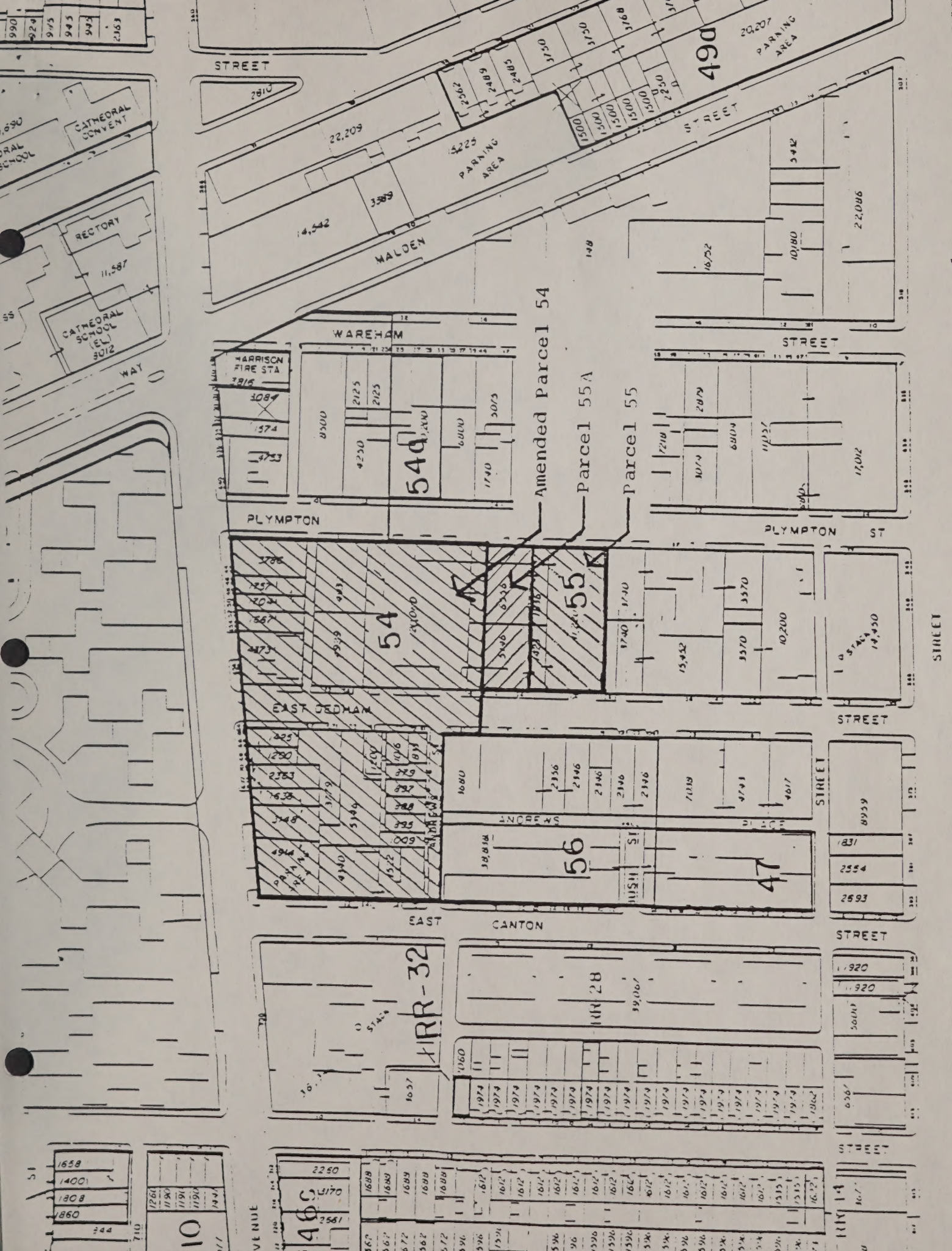
(iv) Porposed development and rental schedule.

2. That disposal of Parcel 54, Parcel 55 and Parcel 55A by negotiation is the appropriate method of making the land available for redevelopment.

3. That a development program encompassing the two phases of development is to be reflected in a Land Disposition Agreement.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-600).



MEMORANDUM

SEPTEMBER 30, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT
NO. MASS. R-56 TENTATIVE DESIGNATION OF
NEW ENGLAND NUCLEAR AS REDEVELOPER OF
REUSE PARCEL 54, PARCEL 55, AND PARCEL 55A

SUMMARY: This memorandum requests that the Authority tentatively designate New England Nuclear as the redeveloper of Reuse Parcel 54, Parcel 55 and Parcel 55A.

Parcel 54 is bounded by East Canton Street, Harrison and Malden Streets and consists of approximately 137,600 square feet of land. Parcels 55 and 55A are bounded by East Dedham and Plympton Streets and consist of approximately 25,000 square feet of land.

New England Nuclear, which has developed the contiguous area fronting on Albany Street, has proposed to develop an approximately 91,700 square foot portion of Parcel 54 and approximately 25,000 square feet in Parcels 55 and 55A in two closely related phases to be designed as an integrated development. New England Nuclear's first phase of development will occur between East Dedham and East Canton Streets along Harrison Avenue. This building will contain 60,000 square feet of laboratory and office space. The second phase will also contain 60,000 square feet of laboratory and office space, will be connected to the first phase laboratory building and East Dedham Street will be discontinued.

The total development will accommodate approximately 300-350 employees performing various research and administrative functions. Off-street parking will be provided in 154 surface parking spaces and 200 garage parking spaces.

New England Nuclear began operation in 1956 in the South End at 575 Albany Street. Today, New England Nuclear, a wholly-owned subsidiary of E. I. DuPont de Nemours and Company, employs over 550 people in 216,000 square feet of building space all located within the three blocks bounded by Plympton, Albany, East Brookline Streets and Harrison Avenue. They are a leader in

the manufacture of chemicals for medical research and diagnosis, with substantial production facilities in Billerica and distribution centers in Chicago, Atlanta, Los Angeles and Dallas.

A total of 41% of the employees in the Boston facility are Boston residents. Minority participation at New England Nuclear includes 30% of the technical staff and 21% of the service personnel.

Under their proposal, New England Nuclear has agreed to purchase the three properties remaining to be acquired within the parcel.

Once designated as tentative redevelopers, the company will submit final working drawings which will conform with the Authority's standards, guidelines and renewal plan. The project will be internally financed, but may include consideration of available public investment incentives.

I, therefore, recommend that the Authority tentatively designate New England Nuclear as redeveloper of Parcel 54, Parcel 55 and Parcel 55A in the South End Urban Renewal Area.

An appropriate Resolution is attached.

